



14/10/2021

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Planning Department

Havant Borough Council

Public Services Plaza

Civic Centre Road

Havant, PO9 2AX

Planning Application No: APP/21/01041 - Erection of 2no 3 bed and 2no 2bed dwellings, land between 26 and 32 Padnell Road.

I most strongly object to the proposed development on Padnell Road (Planning Application No: APP/21/01041 for the following reasons:

The proposed development of this site will not contribute any additional benefits to the local community and its economy. It will in fact have exactly the opposite effect as identified below. Neither will it contribute to the safeguarding of the local environment as the sale of the plot has now resulted in the loss of much needed greenspace/trees in an established residential area. With the building of estates along Hambledon Road, Purbrook and Berewood, and proposed large estates planned for Padnell Grange and Hazleton Farm is there a need to cram more homes onto this small greenfield site. Development in the area is already high. Why is there a need to create unsuitable housing with no amenities onto small greenfield sites. The development does not pay proper regard to the character and appearance of the area, design, and neighbouring amenity.

Associated Refusal of Planning Permission -

(Quoted from the "Refusal of planning permission APP/20/01026 (04/02/21) – related to 23 Padnell Road)

"the proposal would substantially increase the built-up appearance of the site and would constitute an intensification of the development that would appear incongruous and out of character with the street scene in Padnell Road" "The proposal would not respect the local context or respond positively to the local character, and would result in harm to the character and appearance of the area" "Due the position of the access drive, turning and parking areas to serve the new dwelling, the proposal will have a detrimental impact on the living conditions of the host dwelling, and adjacent neighbouring properties by reason of noise and disturbance" " the proposal would not result in a sufficient high quality amenity space for future users of the development"

Quote - objection letter from a neighbour (APP/20/01026) "The drainage connection – during winter there is considerable flooding in the gardens to the rear and the development would increase the surface water runoff" "it would create a precedent for further backland developments, leading to widespread intensive development that is out of character in this area" "considerable development is happening in Waterlooville, including family housing, single persons accommodation and sheltered housing. There is certainly no need to develop backland areas, to provide for future population growth"

(Quoted from the "Refusal of planning permission APP/21/00024 related to the plot of land between 26 and 32 Padnell Road")

"An overbearing and dominant effect, harmful to neighbours' amenities" "the noise and disturbance from increased activity associated with the comings and goings would be harmful to the quiet enjoyment of neighbours amenities" "The siting of the access driveway, car parking and turning area would result in a detrimental impact upon the quiet enjoyment of existing properties" "fail to respect the building lines and depths" "the patterns and character of the linear development on the south side of Padnell Road " be "detrimental to the visual outlook and amenities of neighbouring dwellings" "the development would substantially increase the built-up appearance of the site" "this would be harmful to the character of the area and the street scene of Padnell Road"

(Quoted from the "Refusal of planning permission APP/10/00293 related 23 Padnell Road")

"The siting of the access drive, car parking and turning area for the proposed dwelling would result in a detrimental impact upon the quiet enjoyment of the existing property (no 23 Padnell road and 21 Padnell road by reason of increased noise, activity and disturbance.

(Quoted from the "Refusal of planning permission 06/71368/001 related to 34-36 Padnell Road")

"The proposed development would be detrimental to the visual amenities and the quiet enjoyment of the adjoining properties" "the proposed development would create an undesirable precedent which would make it difficult to refuse further similar applications" "the proposed development would result in an undesirable form of backland development out of keeping with the character of the locality and the detrimental out of keeping with the character of the area"

The proposed development will create an unacceptable and adverse impact on the living conditions of adjoining occupiers with reference to.

- **Outlook and Privacy-** I consider parts of the proposed development would be a gross invasion of my privacy. The rear plots 3&4 will begin halfway down my rear garden and extend to the bottom of the plot, where the gable ends will protrude above the fence line and this feature will be an eyesore permanently visible from every room at the rear of my property and from every point of my garden. This will be visible from the rear living rooms of my home and garden, along with neighbouring properties to the east and west. The loss of privacy will extend to the rear of my garden, which at present is a quiet and peaceful area. This will lead to anxiety and stress with the potential of preventing me and my family from using, enjoying, and relaxing in our own garden.
- **Out of character /Development Alignment/Outlook –** The predominant form of dwellings in this section of Padnell Road are Chalet bungalows, Detached and Semi-Detached houses. They run in a linear alignment from the street with long gardens to the rear which are of fundamental character of the dwellings in Padnell Road. The de-sectioning of the plot will contrast with the character with the rest of the road and the **rear plots 3&4** will have a detrimental impact on the outlook of this section of Padnell Road from the street scene. It should also be noted that there are not, and never have been, any dwellings / extensions built by residents towards the rear of the plots in order to maintain the privacy of neighbouring properties and gardens. This restriction is highlighted on deeds to some of properties along the road. Any applications by residents for extensions to their homes have been refused planning permission. The proposed development is completely at odds with this arrangement, it will in fact result in it being the dominating feature in the outlook from any of the rear gardens on the south side of Padnell road, and from the street. This is a clear indication of the lack of thought and consideration to the surrounding dwellings and a total lack of consideration as to the privacy of residents on the south side of Padnell Road and in particular to the detriment of the adjoining dwellings. The proposed development will be detrimental to the visual amenities and the quiet enjoyment of the rear space of the adjoining properties. The proposed direction for the construction of the development would be visible and dominate the outlook from all rear gardens and rear rooms along this side of Padnell Road.
- **Undesirable Precedent-** The alignment of the proposed plots 3&4 will result in an undesirable form of backland development out of keeping with the character of the locality and detrimental to the amenities of the area. This would create an undesirable precedence and make it difficult to refuse further similar applications. There is a future potential that any properties placed on the market for sale would be bought by developers with the aim of demolishing the original dwelling and replacing it with a similar type of development. So called "Garden Grabbing". We have in fact been approached directly by this developer (also have our neighbours) to ask if we would sell part of our rear garden. We of course refused this offer as our garden and the peace, quiet and relaxation it provides us with far out weights any amount of money offered.
- **Noise and disturbance-** The proposed development to the rear of the plot (plots 3&4) due to their size and capacity will have an unacceptable and adverse effect on the living conditions of the adjoining occupiers by reason of noise and disturbance generated through pedestrian movement, vehicle movement, music, TV and other noises that is generated by daily living. This of course is normal, but due to the position of plots 3&4 to the rear of our properties this will be unacceptable as the proposed development would generate the noise by both day and night and will have a significant adverse effect on the adjoining occupier's enjoyment of their gardens and the quiet areas to the rear of their dwellings. The addition of lighting for potential residents during the hours of darkness would cause an unacceptable adverse effect on the neighbouring properties, and effect

sleep patterns. The driveway and parking to the side and rear of the plot will create engine noise, headlights and coming and goings day and night. The car turning area for plots 3&4 (although not mentioned/indicated on the plans by the developer!) would create headlight shining into rear living rooms.

The area to the rear of all gardens along this side of the Road is currently a dark, peaceful area where many birds, animals, and bats visit. The tawny owl as just returned after a year away due to the felling of the trees by this developer. Plots 3&4 would have a detrimental effect on these habitats.

This would also be in conflict with local policies concerning environmental quality, light pollution and the amenities of occupiers of the neighbouring properties.

- **Biodiversity/Ecological Impact-**

The site was once full of irreplaceable native trees, and shrubs, they attracted wildlife, this has been spoiled by the developer who felled the trees and cleared/flattened the site. This caused a great deal of stress, anxiety and upset for many people in the road. This proposed development has had a detrimental effect on the local environment in the form of loss of an important habitat for numerous species of flora and fauna including hedgehogs (already dwindling population) fox's, owls and numerous other bird and insect species. In fact, many species have already disappeared because of the felling of the fifty or so mature native trees (Oak, Hazel, Field Maple, Birch and Ash) This action alone demonstrates a complete lack of thought for the biodiversity of the area and a complete disregard for the retention and sustainability of local wildlife. It also showed a lack of consideration for the feelings of residents.

One primary concern on this plot is the loss of habitat for the Slow worm – once a regular siting on the field, none have been observed since the plot was cleared and levelled (twice) and the surrounding fence erected. The promise of landscaping will in no way replace what has already been destroyed.

The effect of this development runs completely against the council's ethos and objectives concerning environmental and Biodiversity plans. There is no point clearing and flattening the site then conducting an ecological survey to see if there is any wildlife on the site that has just been cleared. All wildlife (birds, insects, mammals, reptiles including frogs, newts, and Slow worms) had disappeared due to the site destruction by the developer. The destruction of the site has created a small ecological imbalance which we have observed: squirrels no longer have all the food they need (the field had many hazel and oak trees in which to forage) and have raided our fruit trees (taking all young pears, and plums from the trees to eat) sweetcorn, tulip bulbs and flowers, magnolia flowers and bird feeders) This did not happen before the trees were felled and field cleared. We have also had many more birds visit our garden (and although we enjoy and encourage this) it shows the imbalance that has been created. **There is also, contrary to the ecological report, a large pond within 100m of the site (Padnell school site) We also have a small nature pond in our garden with newts and frogs.**

In response to the developer in his planning and design & access statement: Ecology: The bats are present; they do come out at night, and it is very unlikely work will need to stop if they become apparent. However, the trees he felled were their foraging places, and he has destroyed this.

- **Drainage-** The site of the proposed development provides a source of natural drainage with surface/excess water eventually draining into Hermitage stream. Without this draining there is potential for neighbouring gardens, and the proposed site, to experience local flooding in the rear gardens. This already occurs during heavy rain. Should the proposed development proceed there is likely to be even more excess surface water run off due to tarmac and concreting of the ground surface, and the proposed new access running front to rear over the natural drainage. We have already noticed an increase in flooding to the rear of our garden since the trees were felled. This again will be to the detriment of the occupiers of the adjoining dwellings by causing further flooding to neighbouring gardens.
- **Sewage-** The proposed development will increase the strain on an already struggling and outdated sewerage system along Padnell road. Many of the properties in Padnell Road already experience raw sewage in their gardens from overflowing drains. In fact, the Environment Agency maintain an open case on this issue as it is a regular occurrence particularly during heavy rain. This problem has already been exacerbated with the construction of Davis Cottages, the conversion of the old doctor's surgery at the western end of Padnell Road and the construction of Nightingale court. A further increase of 4 dwellings on the site will only increase the severity and frequency of this problem. It should be noted that there are also plans for a development of up to 80+ dwellings on the site of Padnell Grange. Any overflow of raw sewage creates a significant health hazard, and every effort should be made to prevent an increase in its occurrence. The development will only add to this health hazard by placing an unnecessary additional burden on the existing sewerage system.

- **Traffic-** Padnell Road is one of the main access roads into the Hazelton estate. It is also a busy bus route. Street parking has significantly increased with the building of Nightingale Court, Davis Cottages and the new Health Centre on London Road with staff and visitors parking in Padnell Road (support staff at Nightingale Lodge and the health centre have been told **not to park** in provided onsite parking) When this is combined with events at St Wilfred's church, to which this proposed development is directly opposite, and at both Padnell Infant and Junior schools the traffic situation becomes unacceptable causing delays and frustration for local residents. Current traffic congestion along Padnell Road includes long queues from the traffic lights to the school entrance, residents find it difficult to get into and out of their properties and often have their driveways parked across. On many occasions the bus cannot pass double parked cars along the road, resulting in the bus driver knocking on doors to find the vehicles owners. This causes even more delays and congestion along the road. Four more dwellings, although off road parking has been planned, will only create more traffic related problems with more deliveries and visitors parking on the road.

In response to the developer in his planning and design & access statement: Highways: the parking survey he conducted was in lockdown on at a time when the road was not busy. The 17 car parking spaces are not there for the use of the land and the residents on this land he has acquired solely. If he had conducted his survey at a busy time, as well as a quiet time of day, he would have seen that those 17 spaces are quickly acquired by visitors to the church and nightingale court, and workers from the health centre.

The access to the rear of the plot will not accommodate large and heavy fire engines/ambulances should they be needed, along the 'grasscrete blocks' access road. They are likely to cause damage to the natural drainage below the blocks. There will also be an increase in delivery vans who will be attempting to use this access route also, due to the street being full of park cars. These vehicles are much heavier than cars.

- **Air, Light and Noise pollution** - The proposed developments will undoubtedly have an adverse effect on Air Quality (traffic movement /parking), and light Pollution (additional lighting to front, side and the rear of the proposed developments) resulting in a detrimental effect on what is currently a dark and quiet environment at night. There will be an increase in noise pollution through vehicle traffic and pedestrians – this will have a detrimental effect on neighbouring residents, and indeed wildlife. Plots 3&4 will create a light area in which at present is a quiet and dark area. The TPO trees to the rear of the plot will be endangered as the new residents in plots 3&4 will, quite rightly, complain that the trees do not give them enough natural light. Regardless of the TPOs on the trees they will have a right to daylight/sunlight, and this allows the right to fell the trees. Residents for plots 3&4 will need security lighting, this will be directed towards and light up the rear of all properties neighbouring the plot, and the trees to the rear. This again is to the detriment of existing residents and again shows the lack of respect the developer is showing towards them. (Contrary to section 79 of the environmental protection act 1990)

The Applicant says there **ARE** trees or hedges on the site. There are **NO** trees or hedges on the site because the applicant cleared the site totally of any trees or hedges. There was no attempt made by the applicant to retain any of the original trees or other vegetation. The applicants plans show no intention to replace the original trees with new ones.

Plots 1&2 and 3&4 do not provide adequate amenities for future potential residents. They have very small garden, in comparison to all other nearby dwellings (out of character) Car parking on plots 3&4 will affect the homes on plot 1&2 – lights shining in rear windows/noise and air pollution. Natural light is poor to the rear of the plot – in winter when there is a longer shadow from the trees, and in summer when the trees are in full leaf. The two rear dwellings are very close the canopy of the TPL tree on the school grounds.

The privacy afforded by the space, outlook, peace and quiet to the rear of the dwellings on the south side of Padnell Road undoubtedly had a huge impact on the reasons for house purchase by the current residents.

Yours Faithfully





Padnell Road – outside the development at 08.30 am today 14/10/2021. The car parking spaces have been filled (and this is not the busiest time of day on this road!!) Traffic has stopped at the far end to allow cars to pass the parked cars. This is a regular occurrence. As the day progresses the traffic becomes heavier, buses and lorries trying to pass these cars. Delivery vans double park along this area. The cars from the traffic lights que past this area. School traffic is busy and prevents residents from leaving their drives, and drives are often parked across.

